

BARRY A BAKER
Clerk of the Circuit Court
Suwannee County Courthouse
200 South Ohio Avenue
Live Oak, Florida 32060

TAX DEED SALE SCHEDULE

Thursday March 2, 2023

11:00 A.M.

**Suwannee County Courthouse
Judicial Annex Bldg.
218 Parshley St.
Live Oak, FL 32064**

<u>Case No. TD-</u>	<u>Assessed Party</u>	<u>Legal Description</u>	<u>Base Opening Bid</u>
4062/2018-2224	JODELETTE LINDOR	09473120110 04-01S-12E LEG LOT 11 BLK 12 SUW RIVER PARK EST UNIT 3 ORB 1159 P 135 WD YR 05	\$1,391.00
4063/2020-248	ALLEN F SCHNECK	09389120140 04-01S-12E LEG LOT 14 BLK 12 SUW. R. PK. EST. UNIT 1 ORB 573 P 482-483 WD YR 97 ORB 607 P 240-241 CWD YR 97	\$1,124.31
4068/2020-1117	JC JOYCE & 3/4 INT DWAYNE C POLLARD	03406080110 13-05S-14E LEG LOTS 11 & 19 BLK 8 NORTHEAST SUWANNEE HEIGHTS ORB 397 P 145 PRD YR 91 ORB 404 P 184 QCD YR 91	\$1,390.78
4071/2020-1170	VICTOR SAJOUSTE	03489080010 13-05S-14E LEG LOTS 1 & 2 BLK 8 SOUTHEAST SUWANNEE HEIGHTS ORB 1006 P 171 SWD YR 03 ORB 1149 P 439 SWD YR 05 ORB 1156 P 476 WD YR 05	\$1,341.25
4072/2018-1922	GEORGE R BAKER	09109020280 08-05S-13E LEG 4.20 ACRES LOT 28 SUWANNEE OAKS SUB & BEG AT NE COR OF LOT 28 & RUN E 420 FT S 226.47 FT W 420 FT N 226.47 FT TO POB ORB 1377 P 350 QCD YR 07	\$3,796.43
4073/2020-2291	TAX LIEN STRATEGIES, LP	08138010070 27-02S-13E LEG LOTS 7 & 8 BLK A. HOWLANDS SUB-DIV ORB 2129 P 121 TAX DEED YR 2020	\$4,559.12
4076/2017-1440	CARL & DEBORAH McCRAY	06151010061 23-02S-13E LEG N 60 FT OF LOT 6 BLK 1 CARROLL ADD ORB 512 P 078 WD YR 95 ORB 704 P 376-80 FJ YR 99	\$1,490.85

4077/2019-1538 ALMA ROBERTSON & ETALS C/O WANDA WARREN 06974730210
24-02S-13E LEG LOT 21 BLK 73. LIVE OAK. ORB 193 P 516 WD 1/6 INT
\$1,393.75

4078/2020-259 ROYCE ALLEN LEE LAND 09398140250 04-01S-12E LEG LOT 25 BLK
14 UNIT 1 SUWANNEE RIVER PARK ESTATES ORB 2101 P 489 QCD YR 2019
\$1,331.33

NOTICE TO PROSPECTIVE BIDDERS

- You must be present at the sale to place a bid.
- **SPECIAL NOTICE:** Each successful winning bidder will be required to immediately place a nonrefundable CASH deposit of \$200.00 or 5% whichever is greater with the Clerk before other properties are offered. This will be applied to the purchase price at the time of settlement. Should the winning bidder not fully settle and pay for the property and Tax Deed, this deposit will be retained by the Clerk for resale expenses, per Florida Statute 197.542(2). Be prepared with enough cash to cover the number of properties you may bid on should you be the successful bidder.
- The successful bidder must make payment within twenty-four hrs. following the sale:
The total bid, plus;
Minimal \$30.00 recording cost, plus;
State Documentary Stamps on the successful bid (70 cents per \$100 sale price)
- We will not accept personal checks, bank drafts, money orders, or certified checks. **Cash U.S. currency or Cashiers check** will be acceptable.
- A Tax Deed will be issued following the sale and settlement of payment. However, it must be recorded in our Official Records before delivery to the new owner. You will receive your deed within a few days following a sale.

You may call any day up until 10:00 the morning of the Tax Deed Sale to find out what has been **Redeemed**. If you need to come in please call to make an appointment. Files are not available to look at the day of the sale. Thank you for your cooperation.

THE TAX DEED IS NOT CONSIDERED TO CONVEY AN ABSOLUTE UNCLOUDED TITLE. DEPENDING ON YOUR INTENDED USE YOU MAY WISH TO INSTITUTE A QUIETING OF TITLE PROCESS THROUGH THE COURT. BIDDERS ARE RESPONSIBLE TO RESEARCH THE PROPERTIES FOR THEIR DESIRABILITY PRIOR TO PURCHASE. SALES ARE FINAL AT THE TIME OF THE SUCCESSFUL BID.

KNOW THAT AS A PURCHASER IT TAKES A FULL YEAR FOR THE NEXT YEARS BILL TO BE IN YOUR NAME AND ADDRESS. AS AN APPLICANT IF NO BID YOU ARE ONLY PAYING WHAT YOU PAID WHEN BECOMING AN APPLICANT SO, IF YOU DIDN'T PAY CURRENT YEAR TAXES WHEN FILLING OUT YOUR APPLICATION BECAUSE IT WASN'T DUE AT THAT TIME THE BILL ALSO WILL GO TO THE OLD OWNERS ADDRESS. IF IT DOES NOT GET PAID A CERTIFICATE WILL BE PURCHASED AND AFTER HELD 2 YEARS MAY COME BACK TO A TAX DEED SALE.

Tracy Baldwin
Deputy Clerk Administration – Tax Deeds
(386)362-0575

THIS TAX DEED SALE WILL BE HELD AT THE ADDRESS ABOVE. IF THE HIGHEST BIDDER FAILS TO PAY THE DEPOSIT THE BIDDING STARTS OVER AT BASE-BID. THANKS FOR YOUR COOPERATION.

**OUR NEXT TAX DEED SALE WILL BE 5/18/23
THE SCHEDULE IS ON-LINE ONE MONTH PRIOR @
SUWGOV.ORG.**